

From: Selim <Selim@sawayaeng.com>
Sent time: 09/24/2018 02:19:05 PM
To: Danny Aleshire <danny.aleshire@awattorneys.com>
Cc: Jill Martin <jmartin@trumpnational.com>; Ara Mihranian; So Kim
Subject: RE: RPV-TRUMP NATIONAL GOLF COURSE - FINAL EXECUTION DOCUMENTS

Yes it is

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320

From: Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
Sent: Monday, September 24, 2018 2:16 PM
To: 'Selim'
Cc: 'Jill Martin'; 'Ara Mihranian'; 'So Kim'
Subject: RE: RPV-TRUMP NATIONAL GOLF COURSE - FINAL EXECUTION DOCUMENTS

She is asking for a depiction to go along with the legal description though. Is that possible to prepare?

From: Selim [mailto:Selim@sawayaeng.com]
Sent: Monday, September 24, 2018 2:15 PM
To: Danny Aleshire
Cc: 'Jill Martin'; 'Ara Mihranian'; 'So Kim'
Subject: RE: RPV-TRUMP NATIONAL GOLF COURSE - FINAL EXECUTION DOCUMENTS

I can update the legal description to reflect the lot line adjustments.

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320

From: Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
Sent: Monday, September 24, 2018 12:20 PM
To: 'Selim'
Cc: 'Jill Martin'; 'Ara Mihranian'; 'So Kim'
Subject: RE: RPV-TRUMP NATIONAL GOLF COURSE - FINAL EXECUTION DOCUMENTS

Hi Selim,

Nothing was attached to your email. Can you please send the attachment?

Are you saying that it is impossible to prepare a depiction of the property covered by the OTD?

Thanks,
Danny

From: Selim [mailto:Selim@sawayaeng.com]
Sent: Monday, September 24, 2018 12:15 PM
To: Danny Aleshire
Cc: 'Jill Martin'; 'Ara Mihranian'; 'So Kim'
Subject: RE: RPV-TRUMP NATIONAL GOLF COURSE - FINAL EXECUTION DOCUMENTS

Hi Danny,

The legal description that I had provided reflects the areas that are shown on the attached exhibit dated august 14, 2018. Since then, the 3 lot line adjustments were recorded which would alter the legal description and the depiction of the areas covered by the OTD.

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320

From: Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
Sent: Monday, September 24, 2018 11:39 AM
To: 'Selim'
Cc: 'Jill Martin'; 'Ara Mihranian'; 'So Kim'
Subject: FW: RPV-TRUMP NATIONAL GOLF COURSE - FINAL EXECUTION DOCUMENTS

Hi Selim,

Does the attached depiction (which you previously prepared) show the area covered by the legal description you sent in your email below, which you could provide a certification for? I know we discussed that there may be some discrepancies between the attached depiction and the legal description attached as Exhibit A to the Original Development Agreement. Correct?

Are there any discrepancies between the attached and the property legal description you sent in your email below? If there are, is Karla's request for a depiction something you can prepare? Let me know if you would like to discuss.

Thanks,
Danny

From: Galvez, Karla@Coastal [mailto:Karla.Galvez@coastal.ca.gov]
Sent: Monday, September 24, 2018 11:26 AM
To: Selim; Danny Aleshire; Rehm, Zach@Coastal
Cc: Sexton, Pat@Coastal; Hudson, Steve@Coastal; Posner, Chuck@Coastal; Mihranian, Ara@City of Rancho Palos Verdes; 'Jill Martin'; 'Boyd Hill'; Elena Gerli; 'So Kim'
Subject: RE: RPV-TRUMP NATIONAL GOLF COURSE - FINAL EXECUTION DOCUMENTS

In order to approve a new legal description to attach to the OTD Amendment and Deed Restriction, we will need an accompanying graphic depiction to be attached to the legal description and certified as corresponding. Thanks, Karla

ATTORNEY-CLIENT PRIVILEGED COMMUNICATION - NO PUBLIC DISCLOSURE

From: Selim [mailto:Selim@sawayaeng.com]
Sent: Wednesday, September 19, 2018 3:00 PM
To: Galvez, Karla@Coastal; 'Danny Aleshire'; Rehm, Zach@Coastal
Cc: Sexton, Pat@Coastal; Hudson, Steve@Coastal; Posner, Chuck@Coastal; Mihranian, Ara@City of Rancho Palos Verdes; 'Jill Martin'; 'Boyd Hill'; 'Elena Gerli'; 'So Kim'
Subject: RE: RPV-TRUMP NATIONAL GOLF COURSE - FINAL EXECUTION DOCUMENTS

Hi Danny,

In regards to the Legal description of the Property, shouldn't the legal description of the property be revised to reflect the latest available recorded documents and maps such as Tract No. 50667 and the recorded Certificate of Compliance No. 2002-00004?

Such legal description of the property was updated for your use - See attached. This should replace the 8 pages previously used legal description of the property.

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320

From: Galvez, Karla@Coastal [mailto:Karla.Galvez@coastal.ca.gov]
Sent: Tuesday, September 18, 2018 11:52 AM
To: Danny Aleshire; Rehm, Zach@Coastal; 'Selim'
Cc: Sexton, Pat@Coastal; Hudson, Steve@Coastal; Posner, Chuck@Coastal; Mihranian, Ara@City of Rancho Palos Verdes; 'Jill Martin'; 'Boyd Hill'; Elena Gerli; 'So Kim'
Subject: RE: RPV-TRUMP NATIONAL GOLF COURSE - FINAL EXECUTION DOCUMENTS

Hi Danny,

Regarding the legal description to be attached as Ex A to the OTD amendment and the DR amendment, we think it's missing land that was included in the Amendment and Restated SC 7 Deed Restriction recorded in Oct. 2000, specifically the land described as Parcel 5 and Parcel 7 on pages 70 and 71. See the first attachment with the relevant pages.

Accordingly, I think you should replace the page hand marked as 47 on your exhibit with a cleaned up version of pages 70 & 71. The second attachment to this email is what we think the complete exhibit should look like incorporating that change and cleaning up extraneous markings.

Thanks, Karla

From: Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
Sent: Monday, September 17, 2018 3:59 PM
To: Rehm, Zach@Coastal; Galvez, Karla@Coastal; 'Selim'
Cc: Sexton, Pat@Coastal; Hudson, Steve@Coastal; Posner, Chuck@Coastal; Mihranian, Ara@City of Ranchos Palos Verdes; 'Jill Martin'; 'Boyd Hill'; Elena Gerli; 'So Kim'
Subject: RE: RPV-TRUMP NATIONAL GOLF COURSE - FINAL EXECUTION DOCUMENTS

Hi Zach,

The PDF showing the proposed exhibit with Trails and Amenities Plan was sent to me by So Kim and she was under the impression that was the final version Coastal approved.

Selim – can you please change the date on the Trails and Amenities Plan Zach sent (re-attached here) and recirculate to all parties?

Thank you.

Danny

From: So Kim [mailto:SoK@rpvca.gov]
Sent: Monday, September 17, 2018 3:55 PM
To: Rehm, Zach@Coastal; Danny Aleshire; Galvez, Karla@Coastal
Cc: Sexton, Pat@Coastal; Hudson, Steve@Coastal; Posner, Chuck@Coastal; Ara Mihranian; 'Jill Martin'; 'Boyd Hill'; Elena Gerli; 'Selim'
Subject: RE: RPV-TRUMP NATIONAL GOLF COURSE - FINAL EXECUTION DOCUMENTS

Hi Zach,

Thank you. We will updated on our end and use the version approved by Coastal.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Rehm, Zach@Coastal [mailto:Zach.Rehm@coastal.ca.gov]
Sent: Monday, September 17, 2018 3:36 PM
To: Danny Aleshire <danny.aleshire@awattorneys.com>; Galvez, Karla@Coastal <Karla.Galvez@coastal.ca.gov>
Cc: Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>; Hudson, Steve@Coastal <Steve.Hudson@coastal.ca.gov>; Posner, Chuck@Coastal <Chuck.Posner@coastal.ca.gov>; Ara Mihranian <AraM@rpvca.gov>; 'Jill Martin' <jmartin@trumpnational.com>; 'Boyd Hill' <BHill@jacksontidus.law>; Elena Gerli <egerli@awattorneys.com>; So Kim <SoK@rpvca.gov>; 'Selim' <Selim@sawayaeng.com>
Subject: RE: RPV-TRUMP NATIONAL GOLF COURSE - FINAL EXECUTION DOCUMENTS

Hi Danny and Karla,

I'm not sure I understand the issue re: the title of the Trails and Amenities Plan (I note that Danny's file name was Public Amenities Plan, which is similar, and the text on page 1 seems the same), but more urgently I note that the plan Danny provided is not the most recent one reviewed and approved by Coastal Commission staff. The last version Coastal Commission staff reviewed and approved is attached – provided to us 7/24 and dated 8/21. Key items in the attached plan that are omitted from Danny's version of the plan include:

- The appendage “and their successors in interest” in General Notes 2 and 3 on page 2
- The descriptor “soft footed” or “hard surface” next to Class I trails and bikeways on page 3
- Notes on pages 6 and 7 that “Golf carts and maintenance vehicles are prohibited on pedestrian trail and bikeway”

- and a language to that effect in the signs key on page 5 with sign locations on pages 6 and 7
- The lot line adjustment at the bottom of Lot D on page 7
- As long as these items are being updated, this seems a good time to update the date on page 1 to September 4, when the City Council approved the plan in substance

—
Zach Rehm
Senior Transportation Program Analyst
California Coastal Commission
200 OceanGate, 10th Floor
Long Beach, CA 90802
(562) 590-5071



From: Danny Aleshire [<mailto:danny.aleshire@awattorneys.com>]
Sent: Monday, September 17, 2018 2:29 PM
To: Galvez, Karla@Coastal
Cc: Sexton, Pat@Coastal; Hudson, Steve@Coastal; Posner, Chuck@Coastal; Mihranian, Ara@City of Rancho Palos Verdes; Rehm, Zach@Coastal; 'Jill Martin'; 'Boyd Hill'; Elena Gerli; 'So Kim'; 'Selim'
Subject: RE: RPV-TRUMP NATIONAL GOLF COURSE - FINAL EXECUTION DOCUMENTS

Ok, thanks Karla.

If you are available at some point after your meeting today, please give me a call to discuss the Trails Plan title as I don't understand what your problem with the title is. 310-527-6679

From: Galvez, Karla@Coastal [<mailto:Karla.Galvez@coastal.ca.gov>]
Sent: Monday, September 17, 2018 2:24 PM
To: Danny Aleshire
Cc: Sexton, Pat@Coastal; Hudson, Steve@Coastal; Posner, Chuck@Coastal; Mihranian, Ara@City of Rancho Palos Verdes; Rehm, Zach@Coastal; 'Jill Martin'; 'Boyd Hill'; Elena Gerli; 'So Kim'; 'Selim'
Subject: RE: RPV-TRUMP NATIONAL GOLF COURSE - FINAL EXECUTION DOCUMENTS

Thanks Danny. We'll review the legal descriptions and get back to you. Regarding the rest, I still think the trails plan title should revert to how it was but otherwise I'm fine with the all the documents referenced in this email now (OTD amendment, COAs, DR, etc.). Planning staff has confirmed we have no comments on the Lot K and flag pole lot easements. I'll be in a meeting shortly so I won't be on today's call but Zach will be joining. Please let us know if the plan is still to get these documents signed by everyone and recorded this week. Thanks, Karla

From: Danny Aleshire [<mailto:danny.aleshire@awattorneys.com>]
Sent: Monday, September 17, 2018 2:02 PM
To: Galvez, Karla@Coastal
Cc: Sexton, Pat@Coastal; Hudson, Steve@Coastal; Posner, Chuck@Coastal; Danny Aleshire; Mihranian, Ara@City of Rancho Palos Verdes; Rehm, Zach@Coastal; 'Jill Martin'; 'Boyd Hill'; Elena Gerli; 'So Kim'; 'Selim'
Subject: RE: RPV-TRUMP NATIONAL GOLF COURSE - FINAL EXECUTION DOCUMENTS

Hi Karla,

Please see attached for clean and redline copies of the 2nd Amended and Restated Deed Restriction and the 2nd Amendment to OTDs (for public trails), together with PDFs showing the changes made.

Also, attached is the proposed Exhibit A to these documents, which is the legal description contained in the original Development Agreement, and includes the legal descriptions of the property contained in the original Deed Restriction and the Amended OTD (for public trails).

Best,
Danny

From: Danny Aleshire
Sent: Wednesday, September 12, 2018 5:16 PM

To: 'Galvez, Karla@Coastal'; Rehm, Zach@Coastal; Mihranian, Ara@City of Rancho Palos Verdes
Cc: Sexton, Pat@Coastal; Hudson, Steve@Coastal; Posner, Chuck@Coastal; Danny Aleshire
Subject: RE: RPV-TRUMP NATIONAL GOLF COURSE - FINAL EXECUTION DOCUMENTS

Hi Karla,

Attached is the Public Amenities Plan that the City approved on September 4, dated August 21. I received this copy from So Kim, but I was not copied on any distributions of earlier versions of this Plan so I'm not sure if it differs at all from the last one you reviewed. So may be able to provide further information for you, but I don't think it differs from the one you last reviewed. What was the date of that Plan.

Note that I only deleted the blank in the title to the Plan and inserted the date of the Plan. Otherwise, I didn't change the title of the Public Amenities Plan otherwise.

As to the Property legal description/depiction, the legal description is still under review by the City. I'll send it to you for review when complete. Attached is the depiction that will be used for some of the exhibits to the agreements.

Best,

Danny Aleshire

From: Galvez, Karla@Coastal [<mailto:Karla.Galvez@coastal.ca.gov>]
Sent: Wednesday, September 12, 2018 1:56 PM
To: Danny Aleshire; Rehm, Zach@Coastal; Mihranian, Ara@City of Rancho Palos Verdes
Cc: Sexton, Pat@Coastal; Hudson, Steve@Coastal; Posner, Chuck@Coastal
Subject: RE: RPV-TRUMP NATIONAL GOLF COURSE - FINAL EXECUTION DOCUMENTS

Hi everyone – please see my comments below in ***bold/italics***. Danny – we are OK with the order of recording in your email and the signature blocks for me. Zach – I'll follow up with you on the items I need planning input on shortly. Thanks, Karla

Karla V. Galvez, Attorney
California Coastal Commission
45 Fremont St., Ste 2000
San Francisco, CA 94105
T: (415) 904-5220

Second Amendment to OTD (Public Easements) (Signatories: VH Property, VHPS, City, Coastal)[KG] Coastal comments: (1) the new language added at the end should be deleted, e.g., "...and which is subject to that certain Amended and Restated Declaration of Restrictions, made by VH Corp and VHPS in favor of the City which shall be recorded subsequent to this Second Amendment." This makes our OTDs/COAs subject to the Declaration which we are not a party to and have no control over; and (2) regarding the change to the title of the trail and amenities plan, the version that I have is titled exactly as I had written it, so has the Plan changed? We need to approve any revisions to the Plan

- A Legal Description of Entire Property under 50666/50667 [COMMENTS SENT TO SELIM 9/10][KG] ***[please provide this; we'll need to review/approve it before signing]***
- B Notice of Intent to Issue Permit Amendment to CDP A-5-RPV-93-005-A21 dated September 24, 2014 [NEED COASTAL'S SIGNATURE TO NOI][KG] ***planning staff will be sending this***
- C-1 Revised Special Condition 3 of Permit Amendment 21 [DONE][KG] ***OK***
- E Public Amenities Plan [DONE][KG] ***see question above***

Certificate of Acceptance (Fee Title) (Signatories: City, Coastal, City)[KG] Coastal is fine with the edits

- Amended and Restated Irrevocable Offer to Dedicate Fee Title recorded on October 17, 2000 as Instrument No. 2000-1613039
- Amendment to Documents recorded on October 23, 2000 as Instrument Number 00-1649980

Certificate of Acceptance (Easements) (Signatories: City, Coastal, City)[KG] Coastal is fine with the edits

- Amended and Restated Irrevocable Offer to Dedicate Public Trail Easement and Declaration of Restrictions recorded on October 17, 2000 as Instrument No. 00-1613038
- Amendment to Documents recorded on October 23, 2000 as Instrument Number 00-1649980
- Amendment to Amended and Restated Irrevocable Offer to Dedicate Public Trail Easement and Declaration of Restrictions recorded on September 28, 2006 as Instrument Number 06-2156248
- Affirmation Of and Joinder Agreement to Amended and Restated Irrevocable Offer to Dedicate Public Trail Easement

and Declaration of Restrictions recorded on March 28, 2007 as Instrument Number 2007-0716114

- Second Amendment to Amended and Restated Irrevocable Offer to Dedicate Public Trail Easement and Declaration of Restrictions recorded on September __, 2018 as Instrument Number _____

Quitclaim Deed for Lot H and Setbacks (Signatories: City)

- A Lot H Description/Depiction [ORIGINAL EXHIBIT A TO GRANT DEED FOR LOT H/SETBACKS]
- B Additional Non-Golf Setback Parcel Description/Depiction [ORIGINAL EXHIBIT B TO GRANT DEED FOR LOT H/SETBACKS]

Grant Deed for Lot H and Setbacks (Signatories: VH Property, City)

- A Lot H Description/Depiction [COMMENTS SENT TO SELIM 9/10]
- B Additional Non-Golf Setback Parcel Description/Depiction [COMMENTS SENT TO SELIM 9/10]

Easement for Lot K (Signatories: City, VH Property) [KG] *I need to discuss this planning staff and get back to you*

- A Lot K Description/Depiction [COMMENTS SENT TO SELIM 9/10]
- B Lot K Non-Golf Setback Easement Description / Depiction [COMMENTS SENT TO SELIM 9/10]

Grant Deed for Flagpole Lot (Signatories: VH Property, City)

- A Legal Description/Depiction of Flagpole Lot [COMMENTS SENT TO SELIM 9/10]

Easement for Flagpole Lot (Signatories: City, VH Property) [KG] *I need to discuss this planning staff and get back to you*

- A Lot 26 of Tract 50666 [NEED SELIM TO PREPARE]
- B City Property – Depiction of All Lots Owned by City in 50666/50667 [COMMENTS SENT TO SELIM 9/10]
- C Legal Description/Depiction of the Flagpole Lot [COMMENTS SENT TO SELIM 9/10]
- D Easement for Flagpole Access [COMMENTS SENT TO SELIM 9/10]

Amended and Restated Deed Restriction (Signatories: VH PROPERTY CORP, VHPS, CITY, COASTAL) [KG] *the following new language should be deleted in Section 8: "...each of which shall be subject to that certain Amended and Restated Declarations of Restrictions, made by the Owners in favor of the City to be recorded against the Property subsequent to this Second Amended and Restated Deed Restriction. " Our OTDs/COAs can't be subject to an agreement we are not a party to and have no control over. We have no other comments.*

- A Depiction of the Property [FULL PROPERTY LEGAL DESCRIPTION + DEPICTION][KG] *[please provide this; we'll need to review/approve it before signing]*
- B Permit Amendment No. 21 [STAFF REPORT FOR CDP AMENDMENT A-5-RPV-93-005-A21]
- C Revised Condition [INCLUDED IN WORD DOCUMENTS]
- D Prohibited Invasive Ornamental Plants [NEED TO CONFIRM WITH COASTAL THAT THIS WILL BE THE SAME Exhibit D to Original Restated Deed Restriction][KG] *confirmed*

Development Agreement (Signatories: VH Property, VHPS, City)

- A-1 Legal Description / Depiction of the Property [FULL PROPERTY LEGAL DESCRIPTION + DEPICTION]
- A-2 Legal Description / Depiction of the VHPS Property [DONE]
- B Depiction of Parcels Owned by the City [DONE]
- C Permits and Approvals [INCLUDED IN WORD DOCUMENT]
- D All Conditions of Approval Imposed on the Project [INCLUDED IN WORD DOCUMENT]
- E Dedication Map [DONE]
- F Final Public Amenities Plan [COASTAL COMMISSION'S FINAL PUBLIC AMENITIES PLAN]
- G Form of Amended and Restated Declaration of Restrictions [DONE]
- H Shoreline Park License Amendment [DONE]
- I License Agreement (Switchbacks and Other City Property) [DONE]
- J Chapter 3.40 of the Rancho Palos Verdes Municipal Code [EXHIBIT F OF THE ORIGINAL 1997 DA]
- K Project CEQA Environmental Documentation [INCLUDED IN WORD DOCUMENT]

Maintenance Agreement (Signatories: VH Property, VHPS)

- A-1 Legal Description / Depiction of the Property [FULL PROPERTY LEGAL DESCRIPTION + DEPICTION]
- A-2 Legal Description / Depiction of the City Property [COMMENTS SENT TO SELIM 9/10]
- B Chapter 3.40 of the Rancho Palos Verdes Municipal Code [EXHIBIT F OF THE ORIGINAL 1997 DA]
- C Dedication Map [DONE]
- D Final Public Amenities Plan [THE COASTAL COMMISSION'S FINAL PUBLIC AMENITIES PLAN]
- E Form of Subordination Agreement [INCLUDED IN WORD DOCUMENT]

- F Conditions of Approval [INCLUDED IN WORD DOCUMENT]

Shoreline Park License Agreement Amendment (Signatories: VH Property, VHPS, City)

- A Licensed Area – North and South Shoreline Park [NEED TO PREPARE]
- B Golf Course Property [DONE]

Switchbacks License (Signatories: VH Property, VHPS, City)

- A City Property – Depiction of All Lots Owned by City in 50666/50667 [COMMENTS SENT TO SELIM 9/10]
- B Licensed Area – Switchbacks and City Property [DONE]

Amendment to Conservation Easements (Signatories: City, Coastal)/KG OK

- No Exhibits

Danny Aleshire | Associate

Aleshire & Wynder, LLP | 2361 Rosecrans Ave., Suite 475, El Segundo, CA 90245

Tel: (310) 527-6660 | Dir: (310) 527-6679 | Fax: (310) 532-7395 | danny.aleshire@awattorneys.com | awattorneys.com

This email and any files transmitted with it may contain privileged or otherwise confidential information. If you are not the intended recipient, or believe that you may have received this communication in error, please advise the sender via email and delete the email you received.